



# Local Market Update for July 2016

Provided by the North San Diego County Association of REALTORS®.

## East San Diego County

ZIP Codes: 91901, 91905, 91906, 91916, 91917, 91931, 91934, 91935, 91941, 91942, 91945, 91948, 91962, 91963, 91977, 91978, 91980, 92004, 92019, 92020, 92021, 92036, 92040, 92066, 92070, 92071, 92086

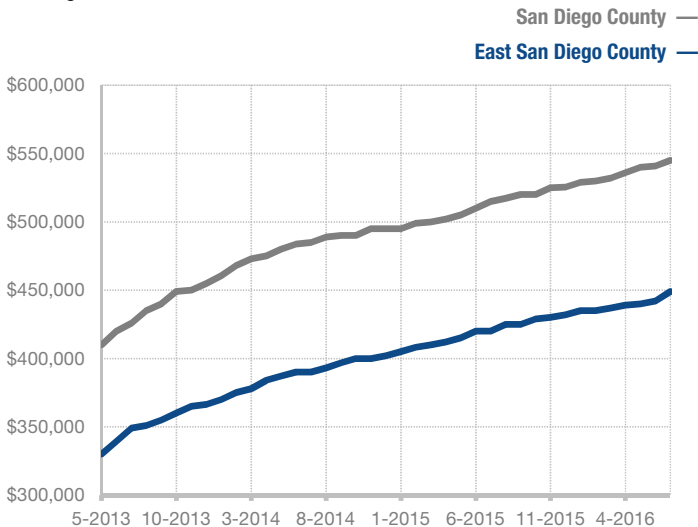
Detached Single-Family	July			Rolling 12 Months		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
<b>Key Metrics</b>						
New Listings	545	<b>508</b>	- 6.8%	5,981	<b>5,891</b>	- 1.5%
Pending Sales	375	<b>370</b>	- 1.3%	4,172	<b>4,191</b>	+ 0.5%
Closed Sales	392	<b>374</b>	- 4.6%	4,141	<b>4,052</b>	- 2.1%
Days on Market Until Sale	37	<b>35</b>	- 5.4%	45	<b>37</b>	- 17.8%
Median Sales Price*	\$425,444	<b>\$472,250</b>	+ 11.0%	\$420,000	<b>\$449,000</b>	+ 6.9%
Average Sales Price*	\$450,206	<b>\$493,607</b>	+ 9.6%	\$445,336	<b>\$474,450</b>	+ 6.5%
Percent of Original List Price Received*	97.3%	<b>97.1%</b>	- 0.2%	96.3%	<b>96.9%</b>	+ 0.6%
Percent of List Price Received*	98.3%	<b>98.5%</b>	+ 0.2%	97.9%	<b>98.1%</b>	+ 0.2%
Inventory of Homes for Sale	1,014	<b>872</b>	- 14.0%	--	--	--
Months Supply of Inventory	2.9	<b>2.5</b>	- 13.8%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	July			Rolling 12 Months		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
<b>Key Metrics</b>						
New Listings	124	<b>127</b>	+ 2.4%	1,487	<b>1,480</b>	- 0.5%
Pending Sales	112	<b>110</b>	- 1.8%	1,194	<b>1,216</b>	+ 1.8%
Closed Sales	129	<b>122</b>	- 5.4%	1,164	<b>1,195</b>	+ 2.7%
Days on Market Until Sale	36	<b>18</b>	- 50.0%	38	<b>26</b>	- 31.6%
Median Sales Price*	\$246,000	<b>\$275,000</b>	+ 11.8%	\$235,000	<b>\$260,000</b>	+ 10.6%
Average Sales Price*	\$251,649	<b>\$280,649</b>	+ 11.5%	\$242,032	<b>\$267,229</b>	+ 10.4%
Percent of Original List Price Received*	97.8%	<b>98.4%</b>	+ 0.6%	96.9%	<b>97.8%</b>	+ 0.9%
Percent of List Price Received*	98.7%	<b>98.9%</b>	+ 0.2%	98.1%	<b>98.6%</b>	+ 0.5%
Inventory of Homes for Sale	171	<b>147</b>	- 14.0%	--	--	--
Months Supply of Inventory	1.7	<b>1.5</b>	- 11.8%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

**Median Sales Price – Detached Single-Family**  
Rolling 12-Month Calculation



**Median Sales Price – Attached Single-Family**  
Rolling 12-Month Calculation

